0010880 DIV/1 067-221-4-7

GENERAL WARRANTY DEED

MARION F. BRADFORD, unmarried, of Montgomery County, Ohio, grants, with general warranty covenants, to **BOARD OF TRUSTEES, WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO**, whose tax mailing address is 8200 McEwen Road, Dayton, Ohio 45458, the following real property:

Situated in the County of Montgomery, in the State of Ohio and in the Township of Washington, and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully rewritten.

PRIOR INSTRUMENT REFERENCE: Microfiche No. 96-124-B11 and Deed Book 2240, Page 458, of the Deed Records of Montgomery County, Ohio.

Witness his hand this 9th day of APRIL, 1996.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Will Frazee
WILL FRAZEE

Barbara A. Frazee
BARBARA A. FRAZEE

Marion F. Bradford
Marion F. Bradford

JOY A. [illegible]
RECORDER
147

96 MAY 31 AM 10: 59
MONTGOMERY CO. OHIO
RECORDED

STATE OF OHIO
COUNTY OF MONTGOMERY, SS:

BE IT REMEMBERED that on this 9th day of APRIL, 1996, before me, the subscriber, a notary public in and for said County, came the Grantor in the foregoing Deed, Marion F. Bradford, who acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Geoffrey L. Baker
Notary Public

GEOFFREY L. BAKER, Notary Public
In and for the State of Ohio
My Commission Expires July 25, 1998

THIS INSTRUMENT PREPARED BY:

Richard L. Duncan
Attorney-at-Law
7051 Corporate Way
Suite 200
Dayton, Ohio 45459
(513) 434-8040

TRANSFERRED
MAY 31 1996
AUDITOR

DEED 96-0360 E07

DV

EASEMENT FOR HIGHWAY PURPOSES 067-221-4-
MARION F. & FAYNE BRADFORD
DEED BOOK 2240, PAGE 458
PARCEL #1

Situate in the Southwest Quarter of Section 29, Town 3, Range 5 MRS, Washington Township, Montgomery County, Ohio and being a part of Lot 73, Centerville Acres No. 2, Section One, as recorded in Plat Book QQ, Page 21, conveyed to Marion F. and Fayne Bradford as described in Deed Book 2240, Page 458, in the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at an iron pin being the northwest corner of said Lot 73. Thence along the south line of Hibberd Drive South eighty-nine degrees, thirty-seven minutes, fifty seconds (89°37'50") East for a distance of one hundred, fifty-six and 31/100 (156.31) feet to a point being the TRUE POINT OF BEGINNING;

thence continuing with the south line of said Hibberd Drive South eighty-nine degrees, thirty-seven minutes, fifty seconds (89°37'50") East for a distance of one hundred, thirteen and 69/100 (113.69) feet to an iron pin;

thence along a curve to the right with a radius of fifteen and 00/100 (15.00) feet and a length of twenty-three and 56/100 (23.56) feet and chord with a bearing of South forty-four degrees, thirty-seven minutes, fifty seconds (44°37'50") East for a distance of twenty-one and 21/100 (21.21) feet to a point in the west line of State Route No. 48;

thence continuing with the west line of said State Route No. 48, South no degrees, twenty-two minutes, ten seconds (00°22'10") West for a distance of nine and 19/100 (9.19) feet to a point;

thence along a new division line North seventy-eight degrees, fifty-nine minutes, ten seconds (78°59'10") West for a distance of one hundred, thirty and 94/100 (130.94) feet to the point of beginning. Containing 0.035 acres or 1,508 square feet, more or less.

Subject to all legal easements of record.

Prior Deed Reference: Deed Book 2240, Page 458 of the Deed Records of Montgomery County, Ohio.

This description prepared by Barge, Waggoner, Sumner and Cannon, Inc.

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION AND OWNERSHIP
CHECKED AND APPROVED
BY MWd DATE 5-6-96
MAP DEPARTMENT

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
PRIOR APPROVAL FOR
DESCRIPTION ONLY
BY ___ DATE 3/1/96
MAP DEPARTMENT

DEED 96-0360 E08